



# **PLANNING DIVISION REPORT OF DEVELOPMENT APPLICATIONS**

July 1, 2012 – September 30, 2012



**City of Costa Mesa  
Planning Division**

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# **City Council Actions**

July 1, 2012 – September 30, 2012



**CITY OF COSTA MESA  
FINAL PROJECT ACTION**

10/15/2012  
Kim\_City\_council\_final\_date\_09.1

City Council Final Date : 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>		<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
PA-12-04	PA9	<b>Planning:</b>			APPROVED
		<b>Zoning Adm:</b>			
		<b>Pln Comm:</b>	06/11/2012		
		<b>City Council:</b>	07/03/2012	07/03/2012	
		<b>Redev Agency:</b>			
		<b>Review Date:</b>			

**Address:** 1726 SUPERIOR AV CM

The proposed project involves: (1) Demolishing an existing 11,000 sq. ft. building (former Tower Records) and constructing a new 14,310 sq. ft. Walgreens Store; (2) Variance from building and landscaped setbacks (20 ft. req., 0-18 ft. proposed); (3) Variance from interior parking area landscaping req. (1,100 sq. ft. req., 0 sq. ft. proposed); (4) Variance from maximum building height (30 ft. allowed; 32 ft. proposed); and (5) Site specific general plan amendment for floor area ratio (0.30 max. allowed; 0.49 proposed).

RECOMMENDED FOR APPROVAL BY PC 6/11/12 (4-0)

SCHEDULED FOR 7/3/12 CC

APP BY CC 7/3/12 5-0

GP-12-01	GENPLAN9	<b>Planning:</b>			APPROVED
		<b>Zoning Adm:</b>			
		<b>Pln Comm:</b>	06/11/2012		
		<b>City Council:</b>	07/03/2012	07/03/2012	
		<b>Redev Agency:</b>			
		<b>Review Date:</b>			

**Address:** 1726 SUPERIOR AV CM

The proposed project involves: (1) Demolishing an existing 11,000 sq. ft. building (former Tower Records) and constructing a new 14,310 sq. ft. Walgreens Store; (2) Variance from building and landscaped setbacks (20 ft. req., 0-18 ft. proposed); (3) Variance from interior parking area landscaping req. (1,100 sq. ft. req., 0 sq. ft. proposed); (4) Variance from maximum building height (30 ft. allowed; 32 ft. proposed); and (5) Site specific general plan amendment for floor area ratio (0.30 max. allowed; 0.49 proposed).

RECOMENDED FOR APPROVAL BY PC 6/11/12 (4-0)

SCHEDULED FOR 7/3/12 CC

APP BY CC 7/3/12 5-0

REF: GPS-11-04



**CITY OF COSTA MESA  
FINAL PROJECT ACTION**

10/15/2012  
Kim\_City\_council\_final\_date\_09.1

City Council Final Date : 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>	<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
UMP-12-003	UMPS07	Planning: Zoning Adm: Pln Comm: City Council: Redev Agency: Review Date:	08/07/2012	APPROVED

**Address:** 1856 PLACENTIA AV CM

urban master plan for development of 5 units in the mesa west residential ownership urban plan

city council AUGUST 7, 2012

3 Record(s)

# **Planning Commission Actions**

July 1, 2012 – September 30, 2012



**CITY OF COSTA MESA  
FINAL PROJECT ACTION**

10/15/2012  
Kim\_Pln\_Comm\_final\_date\_09.1

Planning Final Date 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>		<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
PA-12-09	PA9	Planning: Zoning Adm: Pln Comm: City Council: Redev Agency: Review Date:	07/09/2012	07/09/2012	APPROVED

**Address:** 1934 NEWPORT BL CM

Amend Conditional Use Permit PA-97-31 to allow a 1,396 square-foot, one-and two- story addition consisting of new office, customer waiting area, and new auto service bay, to an existing 2,833 square-foot auto repair shop with a Minor Conditional Use Permit to allow a reduction in required parking (17 spaces required, 15 spaces proposed).

REF: PA-97-31 A1

APP BY PC 7/9 (5-0)

PM-12-03	TPARCEL9	Planning: Zoning Adm: Pln Comm: City Council: Redev Agency: Review Date:		08/13/2012	APPROVED
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**Address:** 2427 SANTA ANA AV CM

subdivision of one parcel into two for development of two SFD homes

APPROVED BY PC ON AUG 13, 2012

SEE PA-12-11

PM-12-04	TPARCEL9	Planning: Zoning Adm: Pln Comm: City Council: Redev Agency: Review Date:		08/13/2012	APPROVED
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**Address:** 2269 SANTA ANA AV CM

REQUEST TO CREATE A NEW R1 PARCEL FOR A NEW TWO STORY RESIDENCE

APPROVED BY PC ON AUG 13, 2012

SEE ZA-12-19





# CITY OF COSTA MESA FINAL PROJECT ACTION

10/15/2012  
Kim\_Pln\_Comm\_final\_date\_09.1

Planning Final Date 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>	<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
ZA-12-019	ZA9	Planning: Zoning Adm: Pln Comm: Civ Council: Redev Agency: Review Date:	08/13/2012	APPROVED

**Address:** 2269 SANTA ANA AV CM

The proposed project involves:

- 1) Design review to maintain the existing house and attached garage and construct a new two-story detached home including: a) deviation from residential design guidelines related to average second story side yard setback (ten feet recommended, five feet and eight feet proposed) for Parcel 2; and, b) an Administrative Adjustment from rear yard setback requirements (ten feet required, six feet proposed) for Parcel 1.
- 2) Tentative parcel map to subdivide a 0.34-acre parcel into two R1 zoned parcels.

Parcel 1 is proposed to be 8,734 sq. ft. and would contain the existing single family residence with no planned expansion of the structure.

Parcel 2 is proposed to be 6,088 sq. ft. and would include a new, two-story single family residence (2,369 sq. ft.).

Published in newspaper on: 08/03/12

ADMINISTRATIVE ADJUSTMENT TO REDUCE REAR YARD SETBACK FROM 10 FEET TO 6 FEET

APPROVED BY PC ON AUG 13, 2012

4 Record(s)

# **Zoning Administrator Actions**

July 1, 2012 – September 30, 2012





**CITY OF COSTA MESA  
FINAL PROJECT ACTION**

10/15/2012  
Kim\_Zone\_final\_date\_09.r

Planning Final Date 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>		<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
ZA-11-039	ZA9	<b>Planning:</b>			DENIED
		<b>Zoning Adm:</b>	08/09/2012	08/09/2012	
		<b>Pln Comm:</b>			
		<b>City Council:</b>			
		<b>Redev Agency:</b>			
		<b>Review Date:</b>			

**Address:** 3033 F BRISTOL ST CM

Minor conditional use permit to (1) allow a hookah lounge (Bublyz Hookah) within 200 feet of residentially-zoned property to extend the closing time past 11:00 pm (1:00 am closing time Monday through Sunday proposed); and (2) deviate from shared parking requirements due to unique operational characteristics, including limited seating area (300 square feet maximum) prior to 6:00 pm.

Published in newspaper on: 07/31/12

MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED PARKING REQUIREMENT FOR THE EXPANSION OF THE SEATING AREA FROM 300 SQ.FT. TO 877 SQ.FT. AND TO EXTEND THE HOURS OF OPERATION FROM 11 P.M. TO 1 A.M. CLOSING TIME FOR A HOOKAH LOUNGE (BUBLYZ HOOKAH) WITHIN 200 FT. OF RESIDENTIALLY-ZONED PROPERTY.

ZA-12-016	ZA9	<b>Planning:</b>			APPROVED
		<b>Zoning Adm:</b>	07/05/2012	07/05/2012	
		<b>Pln Comm:</b>			
		<b>City Council:</b>			
		<b>Redev Agency:</b>			
		<b>Review Date:</b>			

**Address:** 941 NEWHALL ST CM

Minor conditional use permit to allow a 5,800 square-foot fitness training studio (CrossFit Balboa) in an industrial zone with a deviation from shared parking requirements due to unique operating characteristics. The applicant proposes private classes by appointment only (1 instructor, 12-15 students max.) from: 6:00 a.m. to 12:00 p.m. and 5:00 p.m. to 8:00 p.m., Monday through Friday; 8:00 a.m. to 10:00 a.m. on Saturday; and closed on Sundays.

Published in newspaper on 6/22/12

APPROVED BY ZA 7/5/12



**CITY OF COSTA MESA  
FINAL PROJECT ACTION**

10/15/2012  
Kim\_Zone\_final\_date\_09.r

**Planning Final Date** 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>		<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
ZA-12-017	ZA9	<b>Planning:</b>			APPROVED
		<b>Zoning Adm:</b>	07/19/2012	07/19/2012	
		<b>Pln Comm:</b>			
		<b>City Council:</b>			
		<b>Redev Agency:</b>			
		<b>Review Date:</b>			

**Address:** 2925 A AIRWAY AV CM

Minor conditional use permit to allow a 5,211 square-foot fitness training studio (CrossFit) in an industrial zone with a deviation from parking requirements due to offset hours of operation (Suite B). The applicant proposes: private classes by appointment only (one instructor, four students) from 8:00 a.m. to 4:30 p.m. and group classes (two instructors, 20 students) from 6:30 a.m. to 7:45 a.m. and 4:30 p.m. to 8:00 p.m., Monday through Friday; group classes 9:00 a.m. to 1:00 p.m. on Saturday; and closed on Sundays.

Published in newspaper on 7/6/12

Final determination: Approved by ZA on 7/19/12

Traffic Impact Fees paid on 8-24-12,  
Ref: TI-12-09 \$5,869 & TI-12-10 \$3,000

ZA-12-021	ZA9	<b>Planning:</b>			APPROVED
		<b>Zoning Adm:</b>	07/19/2012	07/19/2012	
		<b>Pln Comm:</b>			
		<b>City Council:</b>			
		<b>Redev Agency:</b>			
		<b>Review Date:</b>			

**Address:** 350 CLINTON ST CM

Minor conditional use permit to legalize a 3,949 square-foot fitness and nutrition training facility (Innovative Results) with a deviation from shared parking requirements due to unique operating characteristics. The applicant proposes hourly private classes by appointment only (three trainers, nine students max. throughout the day) from 5:00 a.m. to 7:00 p.m., Monday through Sunday.

Publish in newspaper on: 07/06/12

Final Determination: Approved by ZA on 07/19/12

FEES PAID UNDER PA-11-24



# CITY OF COSTA MESA FINAL PROJECT ACTION

10/15/2012  
Kim\_Zone\_final\_date\_09.r

Planning Final Date 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>		<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
ZA-12-022	ZA9	Planning:			APPROVED
		Zoning Adm:	08/09/2012	08/09/2012	
		Pln Comm:			
		City Council:			
		Redev Agency:			
		Review Date:			

**Address:** 462 CE 17TH ST CM

Minor conditional use permit to deviate from shared parking requirements for a physical therapist/rehab studio (Pilates On 17th) with one-on-one 50 minute sessions from 9:00 am to 4:00 pm Monday through Friday; and 9:00 am to 1:00 pm Saturday (closed Sunday).

Published in newspaper on: 07/31/12

MCUP TO DEVIATE FROM SHARED PARKING REQUIREMENTS FOR A PHYSICAL THERAPIST/REHAB STUDIO (PILATES ON 17TH) WITH 1-ON-1 50 MIN. SEESION FORM 9:00 AM TO 4:00 PM MON-FRI - 9:00 AM TO 1:00 PM SAT; CLOSED SUN

5 Record(s)

# **Planning Division Actions**

July 1, 2012 – September 30, 2012



**CITY OF COSTA MESA  
FINAL PROJECT ACTION**

10/15/2012  
Kim\_Pln\_final\_date\_09.rpt

**Planning Final Date** 07/01/2012 To 09/30/2012

<u>Activity</u>	<u>Type</u>		<u>Scheduled Date</u>	<u>Final Date</u>	<u>Status</u>
DR-12-05	DR9	<b>Planning:</b>	08/10/2012	08/17/2012	APPROVED
		<b>Zoning Adm:</b>			
		<b>Pln Comm:</b>			
		<b>City Council:</b>			
		<b>Redev Agency:</b>			
		<b>Review Date:</b>			

**Address:** 2226 ELDEN AV CM

Construct one story, 2-bedroom dwelling on 8,439 square foot parcel.

1 Record(s)